

WHEREAS, on February 23, 2005, the City Council approved Resolution No. 05-0738 authorizing the City Manager to execute a lease agreement dated April 1, 2005 (the "Lease") between Cash Flow Management, Inc., a Texas corporation, as Landlord, and the City of Dallas, ("City"), as Tenant, for approximately 3,600 square feet of office space located within Santa Fe Place, at 1110 South Santa Fe Trail, Duncanville, Texas with parking in the adjacent lot at 1120 South Santa Fe Trail (the "Premises") to be used by Environmental and Health Services' Women, Infant and Children Program; and

WHEREAS, the Lease expires by its own terms on March 31, 2012; and

WHEREAS, both the parties desire to renew, extend, modify and/or amend the Lease to extend the term for an additional four (4) year period and provide the Landlord to make certain additional improvements and refurbishments to the Premises, to provide the City with a modern, more efficient space to meet the City's current needs for the Women, Infants and Children program operations at City's cost and expense;

NOW, THEREFORE;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute an amendment to the Lease Agreement between Cash Flow Management Inc., a Texas corporation and the City of Dallas.

Section 2. That the special terms and conditions of the Amendment to the Lease Agreement are:

- a. The Term of the Lease is hereby extended for an additional four years, April 1, 2012 through March 31, 2016, provided however, that the City Landlord retains the right to terminate the Lease as provided herein.
- b. Monthly Rental payments during the extended lease term shall be as follows:

April 1, 2012 - March 31, 2014 \$4,743.00 per month
(subject to annual appropriations)
April 1, 2014 - March 31, 2016 \$4,838.00 per month
(subject to annual appropriations)
- c. The Landlord shall provide certain improvements and refurbishments ("Renovations") to the leased premises as specified in the Amendment.
- d. City shall pay as additional rental ("Additional Lease Rental") the sum of money not to exceed \$139,578 in consideration for Renovations described in the Amendment.

- e. Landlord shall construct renovations in three phases to allow City to continue operations during the construction and renovation period and shall tender possession of the completed, renovated and refurbished space to the City, not later than January 1, 2009.
- f. All other terms of the Lease, not expressly amended hereby shall remain in full force and effect.

Section 3. That the City Controller is hereby authorized to draw warrants payable to Cash Flow Management, Inc., or its successor or assigns the first day of each month in advance during the extended lease term in the amounts specified below:

April 1, 2012 - March 31, 2014 \$4,743.00 per month
(subject to annual appropriations)
April 1, 2014 - March 31, 2016 \$4,838.00 per month
(subject to annual appropriations)

Section 4. That the payments will be charged as follows:

April 1, 2012 - March 31, 2013: Fund TBD, Dept. EHS, Unit TBD, Object Code 3330, Encumbrance No. TBD, Commodity Code 97145, Vendor No. 518219

April 1, 2013 - March 31, 2014: Fund TBD, Dept. EHS, Unit TBD, Object Code 3330, Encumbrance No. TBD, Commodity Code 97145, Vendor No. 518219

April 1, 2014 - March 31, 2015: Fund TBD, Dept. EHS, Unit TBD, Object Code 3330, Encumbrance No. TBD, Commodity Code 97145, Vendor No. 518219

April 1, 2015 - March 31, 2016: Fund TBD, Dept. EHS, Unit TBD, Object Code 3330, Encumbrance No. TBD, Commodity Code 97145, Vendor No. 518219

Section 5. That the City Controller is hereby authorized to draw warrants payable to Cash Flow Management, Inc. for Additional Lease Rental for Renovations upon receipt of invoice(s), so long as the Additional Lease Rental for Renovations does not exceed the amount of \$139,578 and charge same to: Fund F209, Dept. EHS, Unit 1615, Object Code 3330, Encumbrance No. EHSLEASE684, Commodity Code 97145, Vendor No. 518219.


Section 6. That the City Controller is hereby authorized to draw warrants payable to the respective security and communication companies upon receipt of a bill for services or other applicable services throughout the term of the lease.

Section 7. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas and it is accordingly so resolved.

APPROVED AS TO FORM
Thomas P. Perkins, Jr., City Attorney

BY: 
Assistant City Attorney

APPROVED BY
CITY COUNCIL

NOV 10 2008

City Secretary